

exterior of the Premises, including all common passageways, sidewalks, alley ways and entrances, free from same.

- H. Tenant shall refrain from any use that would damage the premises.
- I. Tenant shall refrain from loading the electrical system or floors beyond the point considered safe by a competent engineer or architect selected by Landlord.
- J. Landlord or Landlord's authorized agent, with reasonable prior notice, may enter and view said Premises, during normal business hours, and make any repairs which in Landlord's opinion may be necessary. Landlord may also accompany or send prospective tenants or purchasers through the Premises after reasonable prior notice to Tenant.
- K. Tenant agrees not to assign this Lease or sub-let the premises or any part thereof without the Landlord's prior written consent and said consent shall be granted or withheld in the sole discretion of the Landlord.
- L. Tenant agrees to vacate the Premises and to return all keys directly to Landlord upon the expiration of the Term leaving Premises "broom clean" and in good repair, normal wear and tear excepted.
- M. Tenant shall not subject the Premises or any interest of Landlord therein to any construction lien or other liens, any construction lien or other liens be filed against the Premises or any part thereof for any reason whatsoever, due to Tenant's acts or omissions or because of a claim against Tenant, Tenant shall cause same to be cancelled and discharged of record, by bond or otherwise, within ten (10) days of notice from Landlord. Each such claim shall affect and each such lien shall attach to, if at all, only the leasehold interest granted to Tenant by this Lease. Tenant further agrees to save and hold Landlord harmless from any and all loss, cost, expense or attorneys' fees based on or arising out of asserted claims or liens against the leasehold estate or against the right, title and interest of the Landlord in the Premises.

4. UTILITIES.

The Premises are separately metered, and Tenant agrees to pay any and all costs and expenses of utility and other services to the Premises including: electricity, telephone, internet service, cable television service, security alarm, water, sewer, gas, pest control and extermination. Tenant shall also pay the cost of transfer, hook up and reinstatement of such utilities.

5. REAL ESTATE TAXES. If applicable, Tenant shall pay all applicable ad valorem real estate taxes duly assessed on said Premises during the Term of this Lease, and any extensions hereof.

6. REPAIRS AND MAINTENANCE AND IMPROVEMENTS.

A. Except those items for which Landlord is expressly responsible under this Lease, Tenant agrees to maintain, replace or repair at its own expense the Premises and keep every part thereof in good, clean and sanitary condition, including but not limited to: all windows, glass and plate glass, interior doors, exterior doors, interior and exterior door locks; plumbing pipes and fixtures within the Premises; keeping plumbing pipes, fixtures and drains free and clear of clogs and obstructions; electrical wiring and fixtures within the Premises; electric light fixtures, bulbs, lamps and tubes; roof, gutters, downspouts, foundation, structural walls; interior walls and painting; floors and floor coverings; water